



SITE LOCATION MAP

- GENERAL NOTES:**
- THE OWNER OF RECORD OF THE PROPERTY IS L/A PROPERTIES, LLC BY DEED RECORDED IN THE KENNEBEC COUNTY REGISTRY OF DEEDS BOOK 12478 PAGE 133.
  - TOTAL AREA OF THE PARCEL IS APPROXIMATELY 39.9 ACRES.
  - PARCEL TAX MAP REFERENCE: CITY OF WATERVILLE ASSESSORS MAP 12, LOT 70.
  - PLAN REFERENCES:
    - A. ALTA/NSPS LAND TITLE SURVEY, EIGHT ROD ROAD, WATERVILLE, MAINE FOR CLEANTAP ENERGY, LLC PREPARED BY SURVEY, INC. DATED APRIL 2021 AND REVISED THROUGH JULY 6, 2021.
  - HORIZONTAL DATUM: MAINE STATE PLANE, WEST ZONE, NAD83, U.S. FEET.
  - VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM 1988
  - BOUNDARY SHOWN HEREON IS BASED ON PLAN REFERENCE 4A.
  - TOPOGRAPHIC FEATURES SHOWN HEREON ARE BASED ON PLAN REFERENCE 4A AND SUPPLEMENTED WITH 2 FT UTM CONTOURS OBTAINED FROM THE MAINE OFFICE OF GIS
  - THE PROPERTY WAS REZONED FROM THE RURAL RESIDENTIAL DISTRICT TO SOLAR FARM DISTRICT BY THE WATERVILLE CITY COUNCIL IN MARCH 2021. THE WEST PART OF THE PROPERTY WAS REZONED TO RURAL RESIDENTIAL DISTRICT BY THE WATERVILLE CITY COUNCIL IN AUGUST 2022.
  - DIMENSIONAL REQUIREMENTS: SOLAR FARM DISTRICT
    - ARRAY FRONT SETBACK: 100 FT
    - ARRAY SIDE/REAR SETBACK: 50 FT
    - ARRAY TO RESIDENCE SETBACK: 250 FT (from Existing prior to Permit)
  - EIGHT ROD ROAD POSTED SPEED IS 45 MPH. SIGHT DISTANCE FROM PROPOSED ROAD IS 725' TO SOUTH, 1000' TO NORTH.

APPROVED BY THE WATERVILLE PLANNING BOARD:

CHAIRPERSON: \_\_\_\_\_

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\_\_\_\_\_

DATE: \_\_\_\_\_

Conditions attached to the approval: \_\_\_\_\_

1.

- RESIDENTIAL LOTS COVENANTS & RESTRICTIONS:**
- The following Covenants and Restrictions shall be included in all deeds of conveyance, and will be enforceable by the Code Enforcement Officer of City of Waterville.
- Lots are to be utilized only for single-family detached, residential housing.
  - All residential structures and associated garages must be placed on a permanent concrete foundation. Concrete blocks are not permitted.
  - All residential structures shall be constructed to a minimum width of 24 feet and contain a minimum first floor area of 900 sq. ft.
  - Exterior permanent siding shall be completed on all structures, the residence and all appurtenant out buildings, within one year of commencement of construction.
  - Mobile homes (single wide or double wide) are not permitted. Modular/sectional homes are permitted.
  - Only domestic household pets may be kept on the premises. This includes dogs, cats, small reptiles, birds, rabbits, fish, turtles, and rodents. Household pet does not include any type of horse, cow, pig, sheep, goat, chicken, turkey, or captive fur-bearing animal, or any animal commonly kept for food or profit.
  - No lots can be further divided without (a) Planning Board approval and (b) the express written permission of L/A Properties, LLC.
  - Home occupations are prohibited.

KENNEBEC, SS, REGISTRY OF DEEDS

Received \_\_\_\_\_ 2022

at \_\_\_\_\_ h \_\_\_\_\_ m \_\_\_\_\_

File # \_\_\_\_\_

Attested \_\_\_\_\_

\_\_\_\_\_ Registrar

| EXISTING              | PROPOSED              |
|-----------------------|-----------------------|
| PROPERTY LINE/R.O.W.  | PROPERTY LINE/R.O.W.  |
| ABUTTER PROPERTY LINE | ABUTTER PROPERTY LINE |
| SETBACK               | SETBACK               |
| EASEMENT LINE         | EASEMENT LINE         |
| EDGE OF PAVEMENT/CURB | EDGE OF PAVEMENT/CURB |
| EDGE OF GRAVEL        | EDGE OF GRAVEL        |
| EDGE OF CONCRETE      | EDGE OF CONCRETE      |
| EDGE OF WETLANDS      | EDGE OF WETLANDS      |
| CENTERLINE OF STREAM  | CENTERLINE OF STREAM  |
| CONTOUR LINE          | CONTOUR LINE          |
| TREELINE              | TREELINE              |
| CULVERT/STORMDRAIN    | CULVERT/STORMDRAIN    |
| UTILITY POLE          | UTILITY POLE          |
| OVERHEAD UTILITIES    | OVERHEAD UTILITIES    |
| UNDERGROUND UTILITIES | UNDERGROUND UTILITIES |
| SOIL BOUNDARY         | SOIL BOUNDARY         |

| Soil Survey Legend                     | Hydrologic Soil Group |
|--|-----------------------|
| BuB2 Lamoine silt loam, 3 to 8% slopes | C/D                   |
| BuC2 Buxton silt loam, 8 to 15% slopes | C/D                   |
| ScA Scantic silt loam, 0 to 3% slopes  | D                     |

Source: Web Soil Survey for Kennebec County, captured 8/22/2022

Subject Parcel:  
Waterville Tax Map 21 Lot 70;  
Kennebec County Registry of Deeds Book 12478 Page 133.

Zone: Rural Residential (RR)

- Dimensional Requirements :
- Lot Size: 20,000 s.f. min.
  - Frontage: 150' min.
  - Front Setback: 50'
  - Side & Rear Setbacks: 25'
  - Accessory structure: N/A
  - Lot Coverage (buildings): 30% max.
  - Usable Open Area: 50% of lot area min.
  - Building Height: 35' max.

Note: On the Original Full-Scale Drawing, this dimension is 6"

| REVISIONS |   |         | DATE |  |
|-----------|---|---------|------|--|
| NO.       | REVISIONS                               | DATE    |      |  |
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